

Listed Building Consent Application 04/04012/LBC
at
12 Gilmore Place
Edinburgh
EH3 9NQ

**Development Quality Sub-Committee
of the Planning Committee**

1 Purpose of report

To consider application 04/04012/LBC, submitted by Ms O'Donnell. The application is for: **Form two en-suite shower rooms (part in retrospect)**

It is recommend that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The application property is a guest house occupying a two storey and attic terraced former townhouse, dating from the early 19th century, on the north side of the street. The building is category B listed (Fountainbridge Ward).

Site history

September 1999 - consent granted to alter and extend guest house (99/01009/FUL).

October 1999 - consent granted to alter and extend guest house (99/01009/LBC).

April 2003 - consent refused to install two en-suite shower rooms, in retrospect (03/00737/LBC).

July 2003 - enforcement notice served to ensure the removal of the unauthorised en-suite shower rooms.

November 2003 - appeal in respect of the above application dismissed.

Description of the Proposal

The application is for the erection of an en-suite shower room in the larger rear bedroom on the first floor (in retrospect) and second en-suite shower room in the existing bathroom between the principal bedroom and rear bedroom. The installed en-suite is enclosed by full-height partitions scribed round the cornice and the new en-suite will be accessed via a new door in the principal bedroom.

3 Officer's Assessment and Recommendations

Determining Issues

The determining issues are:

- do the proposals preserve the buildings or their settings or any features of special architectural or historic interest which they possess? If they do not, there is a presumption against the granting of consent;
- do the proposals comply with the development plan?
- if the proposals do comply with the development plan, are there any compelling reasons for not approving them?
- if the proposals do not comply with the development plan, are there any compelling reasons for approving them?

Assessment

To address the determining issues, the Committee needs to consider whether the proposals have an adverse impact on the character of the listed building.

In the appeal decision on the previous retrospective application to install two en-suite shower rooms, the Reporter acknowledged that the rear bedroom affected might be of slightly less importance than the principal room on the first floor. However, the Reporter concluded that the partitioning nevertheless has a significant adverse effect on the character of the listed building, as the en-suite would always appear intrusive disrupting the original form of the room.

The current application proposes the retention of the en-suite shower room in the rear bedroom as installed and erection of a second en-suite shower room in the existing bathroom between the principal bedroom and rear bedroom.

This is considered an acceptable compromise in order to achieve the required standards of the Scottish Tourist Board regarding en-suite facilities in guest houses without seriously compromising the character of the listed building. The rear bedroom is modest in scale and plainly detailed therefore the en-suite installed is acceptable in principle. The partitioning has caused no damage to the original fabric and is easily reversible, should any future occupant wish to remove the en-suite.

The second en-suite shower room is to be installed in a secondary space within the building and involves a minor alteration to the principal room in the form of a new access door. The latter will have minimal impact on the appearance of the room.

The proposals comply with the development plan and non-statutory policies and have no adverse impact on the character of the listed building.

There are no other material planning considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to conditions relating to statutory requirements and design details.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Clare Macdonald on 0131 529 3510
Ward affected	31 - Fountainbridge
Local Plan	Central Edinburgh
Statutory Development Plan Provision	Mixed Activities Zone
Date registered	2 November 2004
Drawing numbers/ Scheme	01-02 Scheme 1

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal : www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Nancy Jamieson on 0131 529 3916. Email: nancy.jamieson@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact the Co-ordinator, Ken Scott, by 12 noon on the Monday preceding the meeting. Ken can be contacted on 0131 529 4245. Email: ken.scott@edinburgh.gov.uk.

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Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 19 November 2004.

No representations have been received.

Planning Policy

The site is located within the Central Edinburgh Local Plan, in the Mixed Activities Zone.

Relevant Policies:

Policy CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

Non-statutory guidelines 'ALTERATIONS TO LISTED BUILDINGS' provide general guidance for assessing proposals for both internal and external alterations.

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Conditions/Reasons associated with the Recommendation

Recommendation

To recommend that **Granted** subject to the following

Conditions

1. The works hereby permitted shall be commenced no later than five years from the date of this consent.
2. The application shall be referred to the Scottish Ministers prior to determination.
3. The new access door hereby approved shall match the original door design.

Reasons

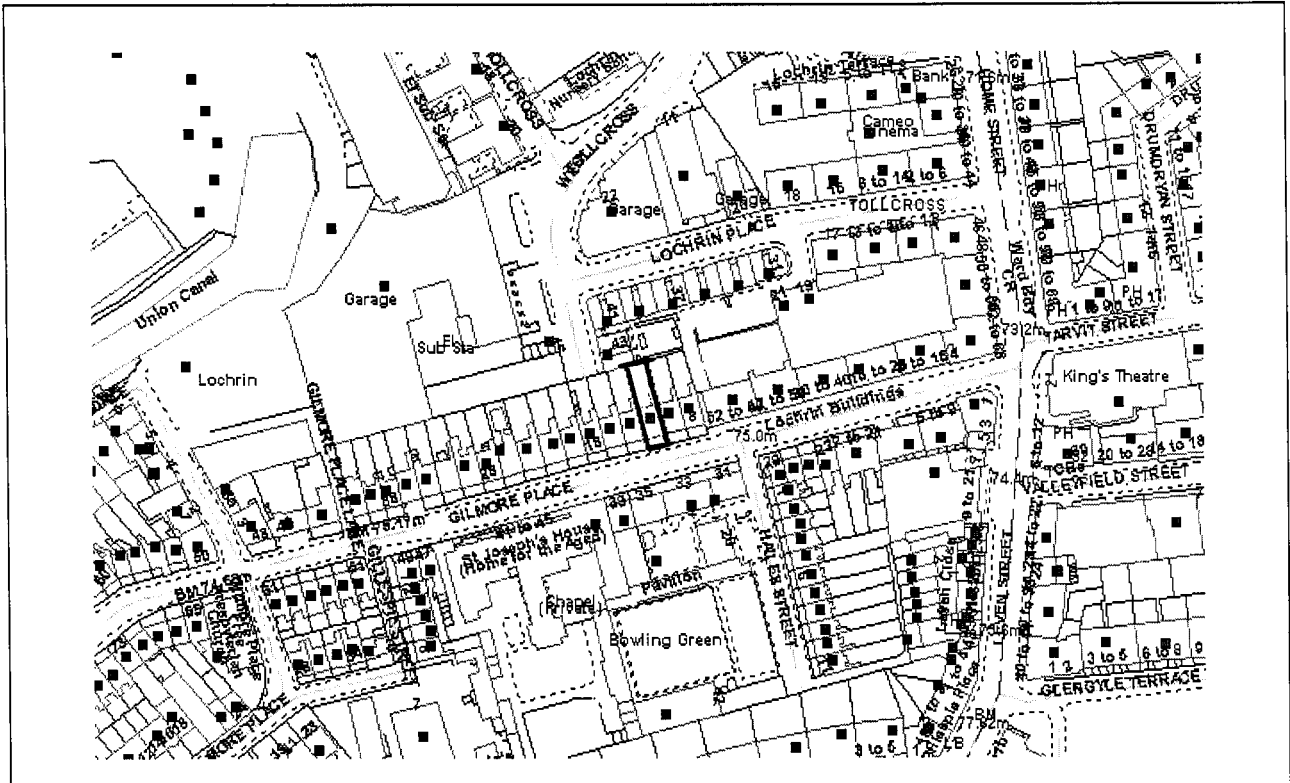
1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
3. In order to safeguard the character of the statutorily listed building.

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Location Plan



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